099.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,500 / 649,500
					USE VALUE:	649,500 / 649,500
					ASSESSED:	649,500 / 649,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LA ROSE MARY F/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	28 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LA ROSE MARY F -
Owner 2:	-
Street 1:	28 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,360 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7360.000	200,900		448,600	649,500
Total Card	0.169	200,900		448,600	649,500
Total Parcel	0.169	200,900		448,600	649,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.85 | /Parcel: 422.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64682
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!8045!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,900	0	7,360.	448,600	649,500	649,500	Year End Roll	12/18/2019
2019	101	FV	189,800	0	7,360.	448,600	638,400	638,400	Year End Roll	1/3/2019
2018	101	FV	189,800	0	7,360.	384,500	574,300	574,300	Year End Roll	12/20/2017
2017	101	FV	189,800	0	7,360.	358,800	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	189,800	0	7,360.	307,600	497,400	497,400	Year End	1/4/2016
2015	101	FV	178,600	0	7,360.	275,500	454,100	454,100	Year End Roll	12/11/2014
2014	101	FV	178,600	0	7,360.	255,000	433,600	433,600	Year End Roll	12/16/2013
2013	101	FV	178,600	0	7,360.	243,200	421,800	421,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA ROSE MARY F	52267-452		2/20/2009	Family	1	No	No		
	08923-161		1/1/1901	Family		No	No		N

PRINT

Date	Time
12/10/20	22:38:07

LAST REV

Date	Time
12/02/20	11:07:17
jorourke	

USER DEFINED

Prior Id # 1:	64682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2010	2257	Re-Roof	4,950					

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7360		Sq. Ft.	Site		0	70.	0.87	4									448,559						448,600	

Total AC/HA:	0.16896	Total SF/SM:	7360	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	448,559	Spl Credit		Total:	448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291223
Depreciation:	90279
Depreciated Total:	200944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

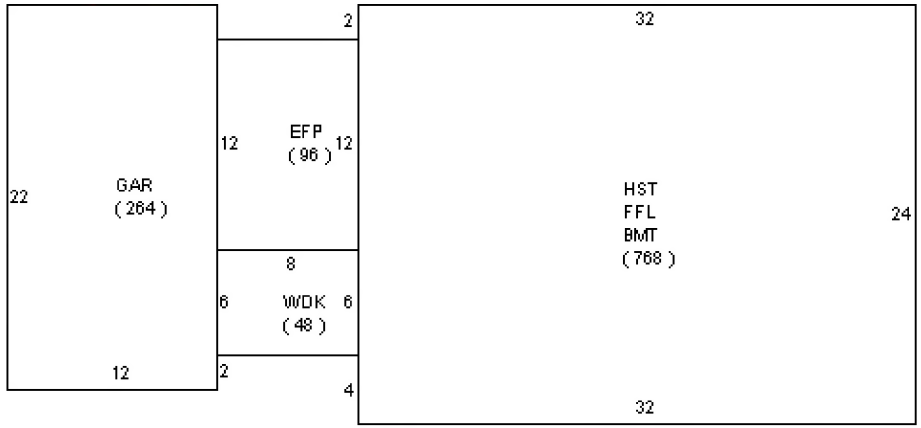
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	86.30
Final Total:	200900	Val/Su SzAd	174.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.320	37,881
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
GAR	Garage	264	24.470	6,459
EFP	Enclos Porch	96	55.580	5,336
WDK	Deck	48	16.000	768

Net Sketched Area:	2,328			Total:	213,724
Size Ad	1152	Gross Are	2712	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	